

# AGENDA



## EUGENE PLANNING COMMISSION

Phone: 541-682-5481  
www.eugene-or.gov/pc

McNutt Room—City Hall, 777 Pearl Street  
Eugene, OR 97401

The Eugene Planning Commission welcomes your interest in these agenda items. Feel free to come and go as you please at any of the meetings. This meeting location is wheelchair-accessible. For the hearing impaired, FM assistive-listening devices are available or an interpreter can be provided with 48 hours notice prior to the meeting. Spanish-language interpretation will also be provided with 48 hours notice. To arrange for these services, contact the receptionist at 541-682-5481.

Telecommunications devices for deaf assistance are available at 541-682-5119.

### **MONDAY, APRIL 30, 2012 – REGULAR MEETING** (11:30 a.m. to 1:30 p.m.)

11:30 a.m. I. PUBLIC COMMENT

The Planning Commission reserves 10 minutes at the beginning of this meeting for public comment. The public may comment on any matter, **except for items scheduled for public hearing or public hearing items for which the record has already closed**. Generally, the time limit for public comment is three minutes; however, the Planning Commission reserves the option to reduce the time allowed each speaker based on the number of people requesting to speak.

11:55 a.m. II. ENVISION EUGENE: LAND FOR JOBS

Staff: Lisa Gardner, 541-682-5208

12:45 p.m. III. ENVISION EUGENE: RECOMMENDATION TO CITY COUNCIL

Staff: Lisa Gardner, 541-682-5208

1:15 p.m. IV. ITEMS FROM COMMISSION AND STAFF

- A. Other Items from Staff
- B. Other Items from Commission
- C. Learning: How are we doing?

Commissioners: Steven Baker; Jonathan Belcher; Rick Duncan; Randy Hledik, Vice Chair;  
John Jaworski; Jeffery Mills, Chair; William Randall



**AGENDA ITEM SUMMARY**  
**April 30, 2012**

**To:** Eugene Planning Commission

**From:** Lisa Gardner, City of Eugene Planning Division

**Subject:** Envision Eugene Recommendation: Land for Jobs

**ISSUE STATEMENT**

This work session provides an opportunity to discuss the City Manager's recommendation for the Envision Eugene draft proposal in preparation for developing the Planning Commission's recommendation to City Council. The focus of this work session is on land need for commercial and industrial jobs. As time allows, the Commission can also begin to form a recommendation for City Council.

**BACKGROUND**

Two primary goals of the Envision Eugene project are to: 1) determine how Eugene will accommodate the next 20 years of growth in our community, as required by state law, and 2) create a future that is livable, sustainable, beautiful and prosperous.

On March 14, City Manager Jon Ruiz presented his draft recommendation on Envision Eugene to the City Council. The council webcast and the presentation can be viewed at [www.envisioneugene.org](http://www.envisioneugene.org). The City Manager gave a similar presentation to the Planning Commission on March 19, and the webcast can be viewed at [www.eugene-or.gov/pc](http://www.eugene-or.gov/pc). Documents supporting the recommendation have been forwarded to the Planning Commission and can be found on line at [www.envisioneugene.org](http://www.envisioneugene.org).

The purpose of this work session is to provide Planning Commission with an opportunity to ask questions and discuss the basis for the recommendation regarding land for jobs. Staff will not be providing a formal presentation; however, the following documents will be the basis for this discussion:

- Pillars: Economic Opportunities, Compact Development
- Technical Summary: Land for Commercial Jobs, Land for Industrial Jobs, Urban Growth Boundary Expansion Summary

Specific issues which may be discussed include, but are not limited to:

- Employment growth rate
- Brownfield redevelopment and site assembly
- Vacant industrial lands

- Industrial redevelopment and refill
- Industrial expansion
- Commercial redevelopment and refill
- Creating flexibility in Industrial areas
- Incentives to boost redevelopment

## **NEXT STEPS**

The current Planning Commission schedule is as follows:

- April 30: Land for Jobs (Economic Opportunities and Compact Urban Development Pillars); Recommendation
- May 7: Recommendation wrap up as needed; Transportation System Plan Update; South Willamette Concept Plan (as time allows)
- May 21: South Willamette Concept Plan (if needed)

## **FOR MORE INFORMATION**

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